

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - VAR-22849 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL AND HEATHER BLONSKY - Request for a Variance TO ALLOW A 10 FOOT FRONT YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED FOR A DETACHED ACCESSORY STRUCTURE, CLASS II (SIDE LOADED GARAGE) on 0.29 acres at 2400 Karli Drive (APN 162-05-615-040), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

17

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest/support postcards
6. Submitted at meeting – 13 Support letters by Paul Blonsky

Motion made by DAVID STEINMAN to Deny

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT; (Against-RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

NOTE: An initial motion by TRUESDELL to approve subject to conditions failed with DAVENPORT, EVANS, STEINMAN, TROWBRIDGE and DUNNAM voting NO and GOYNES excused

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated the applicant has created a self-imposed hardship and recommended denial.

PAUL BLONSKY was present. He informed the Commissioners that he had attempted to meet with his neighbors and submitted several support letters. He stated he was a long-time resident and he needed the expansion for his family, emphasizing he wanted to improve his home.

MR. BLONSKY informed COMMISSIONER STEINMAN that his home had no garage and this proposed garage would be attached to the house by a turret. COMMISSIONER STEINMAN observed that MR. BLONSKY'S proposal would be out of character for the neighborhood. MR. BLONSKY explained his structure is similar to other expansions in the neighborhood and the only difference was the structure's placement on the property.

In response to COMMISSIONER EVANS' questions, MR. BLONSKY stated that he did not believe the structure would be out of character with the neighborhood and would be attractive. He also explained that constructing the expansion to the rear of the house was not possible because the necessary equipment could not access the back of the property.

CHAIRMAN DAVENPORT suggested that MR. BLONSKY meet Code requirements by placing the expansion adjacent to the original garage, but MR. BLONSKY replied that the resulting structure would not be as attractive as his proposal. CHAIRMAN DAVENPORT stated he could not support this application because it would be out of character for the neighborhood.

COMMISSIONER TRUESDELL stated he could support the application because MR. BLONSKY had gained the support of the neighbors and he observed MR. BLONSKY'S proposal was more attractive than other expansions that had taken place without the benefit of a Code review.

CHAIRMAN DAVENPORT declared the Public Hearing closed.